Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant  Name and address of agent (if any)

Education Funding Agency Jones Lang LaSalle
C/O Agent 30 Warwick Street
       London
       W1B 5NH

Part I - Particulars of application

Date of Application Application No.

18th April 2016 NCC Ref: 16/00015/CCDFUL

NBC Ref: N/2016/0545

Particulars and location of development

Erection of temporary modular units and associated external alterations for educational use for a temporary period of three years at Wootton Hall Police Headquarters, Wootton Hall Park, Mereway, Northampton, Northamptonshire, NN4 0JQ

Part II - Particulars of decision:

The Northamptonshire County Council

Hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission has been granted for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:-

Duration and Cessation

1. This permission shall be limited to a period of time expiring 30 September 2019. The modular building and all associated development shall be removed no later than 28 days from this date, or at an earlier date if no longer required for the purposes for which it was installed, and the site shall be restored to its former condition as a sports playing field and pitch within a further 2 months.

Reason: To ensure the temporary nature of the permitted use and in the interests of sports provision and visual amenity having regard to Policy S10 of

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the West Northamptonshire Joint Core Strategy (2014).

Scope of Permission

2. Except as otherwise required by conditions attached to this planning permission, the development hereby permitted shall be carried out in accordance with the following approved documents and plans:

Planning Documents

- Application Forms dated 15 April 2016
- Planning Statement dated April 2016
- Design and Access Statement dated June 2016

Drawings

- Drawing No. WP-01 Rev B Location Plan
- Drawing No. WP-02 Rev C Existing Site Plan/Block Plan
- Drawing No. WP-03 Rev C Proposed Site Plan
- Drawing No. WP-04 Rev F Ground Floor Plan Proposed
- Drawing No. WP-05 First Floor Plan Proposed
- Drawing No. WP-06 Roof Plan Proposed
- Drawing No. WP-07 Proposed North & South Elevations
- Drawing No. WP-08 Proposed East & West Elevations

Technical Information

- Transport Assessment, ref. 5217/011/R01A, dated April 2016 prepared by Robert West
- Transport Statement Addendum, ref. 5217/011/R03B, dated June 2016 prepared by Robert West
- School Travel Plan, ref. 5217/011/R02A, dated June 2016 prepared by Robert West
- Arboricultural Report, ref. 15-3473, dated April 2016 prepared by Lockhart Garratt Ltd
- Extended Phase 1 Survey Report, ref. 15-3271 3983 01, dated June 2016 prepared by Lockhart Garratt Ltd
- Ground Investigation Report, ref. STN3546G-G01, dated May 2016 prepared by Soiltechnics
- Flood Risk Assessment, ref. HLEF42515/001R, dated June 2016 prepared by RPS
- Underground Drainage Report Revision C, ref. 32920-XX-XX-SP-P-001, dated June 2016 prepared by Mace Limited
- Outline External Lighting Report and CCTV/Access R2, ref. 32920-E-, dated June 2016 prepared by Mace Limited

Reason: For the avoidance of doubt and in the interests of amenity having regard to Policy S10 of the West Northamptonshire Joint Core Strategy (2014).

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Construction Management

3. Within fourteen days of the date of this permission, a Construction Management Plan shall be submitted to the County Planning Authority for approval in writing. The Construction Management Plan shall include and specify the provision to be made for the following:

i. Detailed work programme/timetable;
ii. Detailed routeing for demolition, excavation, construction and abnormal loads;
iii. Supply of pre-journey information on routeing and site restriction to contractors, deliveries and visitors;
iv. Detailed plan showing the location of on-site stores and facilities including the site compound, contractor and visitor parking and turning as well as un/loading point, turning and queuing for HGVs;
v. Details of debris management including location of wheel wash, programme to control debris spill/tracking onto the highway to also include sheeting/sealing of vehicles and dust management;
vi. If required, details of public impact and protection to roads, footways, cycleways and Public Right of Ways including details of Traffic Regulation Orders and road/footway/ cycleway/PRoW closures and re-routings as well as signage, barriers and remediation;
vii. Provision for emergency vehicles;
viii. Procedures for maintaining good public relations including complaint management, public consultation and liaison;
ix. Overall strategy for managing environmental impacts and potentially damaging construction activities which may arise during construction in particular noise;
x. Procedures for dealing with variations, investigation and reporting of unplanned incidents (e.g. pollution or unexpected occurrence of protected species);
xii. Storage of plant and materials used in constructing the development;
xiii. Waste audit and scheme for waste minimisation and recycling/disposing of waste resulting from construction works including confirmation of any material exports, routing and deposition sites.

The approved Construction Management Plan shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction works unless otherwise approved in writing by the County Planning Authority.

Reason: In the interests of residential amenity, highway safety and visual amenity having regard to Policy S10 of the West Northamptonshire Joint Core Strategy Local Plan (2014).

Hours of Construction

4. All construction works shall be confined to the hours of 7.30am to 5.30pm Mondays to Fridays and 8.00am to 1.00pm on Saturdays, with no works on Sundays, Bank or Public Holidays.

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Reason: To protect the amenities of neighbouring properties from noise and other disturbance having regard to Policy S10 of the West Northamptonshire Joint Core Strategy Local Plan (2014).

Materials

5. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be in accordance with those detailed in the application.

Reason: In the interest of the appearance of the school and the visual amenities of the area having regard to Policy S10 of the West Northamptonshire Joint Core Strategy Local Plan (2014).

Noise

6. Prior to the occupation and use of the development, a scheme shall be submitted and agreed with the County Planning Authority that specifies the external & internal sources of noise including plant on the site and the provisions to be made for its control. The scheme(s) agreed shall be implemented prior to the development coming into use and the applicant shall demonstrate that the scheme(s) agreed has achieved its design criteria and the agreed scheme(s) shall be retained thereafter.

Reason: In order to safeguard the amenities of adjoining/nearby residential occupiers safety having regard to Policy S10 of the West Northamptonshire Joint Core Strategy Local Plan (2014).

Odour

7. Prior to the occupation and use of the development, a detailed scheme for the management of cooking odours shall be submitted to and approved in writing by the County Planning Authority. The scheme shall specify the provisions to be made for:

i. the collection, treatment and dispersal of cooking odour
ii. the ongoing maintenance of the abatement plant

The agreed scheme shall be implemented prior to the development coming into use and shall be maintained thereafter.

Reason: In the interests of residential amenity having regard to Policy S10 of the West Northamptonshire Joint Core Strategy Local Plan (2014).

External Lighting

8. No external lighting shall be erected or installed until a scheme has been submitted in writing and approved by the County Planning Authority. The scheme shall include a layout plan that covers all new proposed external lighting and details the proposed beam orientation and schedule of equipment in the design, including luminaire type, mounting height, aiming angles and

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luminaire profiles. In addition a lighting contour map shall be submitted along with detail of the proposed operating hours for the lighting and how these would be controlled. The approved scheme shall be installed, maintained and operated in accordance with the approved details for the lifetime of the development.

Reason: In the interests of amenity, ecology, site security and sustainability having regard to Policy S10 of the West Northamptonshire Joint Core Strategy (2014).

Ecology

9. The proposed development shall be undertaken in compliance with the recommendations as detailed in Section 5 of the Extended Phase 1 Survey Report, ref.15-3271 3983 01, dated June 2016 prepared by Lockhart Garratt Ltd and shall be implemented in accordance with these details.

Reason: To avoid any detrimental impact upon ecology having regard to Policy BN2 of the West Northamptonshire Joint Core Strategy (2014).

Arboricultural Method Statement

10. Within fourteen days of the date of this permission, a revised final Arboricultural Method Statement for the protection of trees, scrub and hedgerows to be retained within the vicinity of the development has been submitted to and approved in writing by the County Planning Authority. The protection measures shall be appropriate to the scale and duration of the development hereby permitted and shall include:

a) A final Tree Protection Plan that clearly shows the location of protection measures proposed around any Root Protection Area, Construction Exclusion Zone and/or Ground Protection Zones;

b) A schedule of tree works for all the retained trees shown on the tree protection plan specifying pruning and other remedial or preventative work;

c) Timing and methods of site visiting and record keeping and provision of monitoring by the Arboricultural Clerk of Works, reporting to the Client Project Manager and the County Planning Authority.

The approved Arboricultural Method Statement shall be implemented as approved throughout the construction period.

Reason: To ensure that retained trees, shrubs and hedgerows are protected from damage in the interests of visual amenity and biodiversity, having regard to Policy S10 of the West Northamptonshire Joint Core Strategy Local Plan (2014).

Boundary Treatment

11. Within fourteen days of the date of this permission, detail of the proposed boundary treatment erected including design, materials and type of boundary

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treatment shall be submitted to and approved in writing by the County Planning Authority. The development shall be implemented in accordance with the approved details and maintained thereafter.

Reason: In the interest of the amenity of the local area having regard to Policy S10 of the West Northamptonshire Joint Core Strategy Local Plan (2014).

Travel Plan

12. Prior to the occupation and use of the development hereby permitted, a detailed School Travel Plan shall be submitted to the County Planning Authority for approval in writing. The plan as approved shall thereafter be implemented and shall be reviewed on an annual basis and updated where appropriate to reflect any changes in circumstances, and submitted to the County Planning Authority for approval in writing.

Reason: To reduce the number of car borne journeys related to the development and to encourage the use of means of transport other than the private car having regard to Policies C2 and S10 of the West Northamptonshire Joint Core Strategy Local Plan (2014).

Cycle Provision

13. Details of the location and number of covered cycle parking spaces shall be as shown on Drawing No. WP-03 Revision C unless otherwise agreed in writing with the County Planning Authority and implemented prior to occupation and use of the development. This provision shall be monitored and reviewed on an annual basis alongside the school travel plan and additional spaces be provided if the results of the annual review demonstrate that there is an insufficient number of spaces to meet peak demand.

Reason: To ensure that an appropriate number of cycle spaces shall be provided having regard to Policy S10 of the West Northamptonshire Joint Core Strategy Local Plan (2014).

Highways

14. No part of the development hereby permitted shall be occupied until the pedestrian/cycle path and the designated pickup/drop off/staff parking area has been constructed on site and opened to traffic.

Reason: In the interests of highway safety having regard to Policies C2 and S10 of the West Northamptonshire Joint Core Strategy Local Plan (2014).

15. No part of the development shall be occupied until full engineering and constructional details of a Zebra crossing facility on Wootton Hall Park have been submitted to, and approved in writing by, the County Planning Authority.

Reason: In the interests of highway safety having regard to Policies C2 and S10 of the West Northamptonshire Joint Core Strategy Local Plan (2014).

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16. No part of the development shall be occupied until the Zebra crossing facility on Wootton Hall Park, to be subsequently agreed in detail, subject to any changes arising from the appropriate technical and safety audit process, have been constructed on site and opened to traffic.

Reason: In the interests of highway safety having regard to Policies C2 and S10 of the West Northamptonshire Joint Core Strategy Local Plan (2014).

Sports Pitch

17. Within one month of the occupation and use of the development hereby permitted, the temporary construction access road across the playing pitch shall be removed and the pitch reinstated to its former condition suitable for use as a sports playing field and pitch.

Reason: To ensure the temporary nature of the permitted use and in the interests of sports provision and visual amenity having regard to Policy S10 of the West Northamptonshire Joint Core Strategy (2014).

Informative(s)

1. Prior to the commencement of any site works, all occupiers of potentially sensitive properties surrounding the site should be notified in writing of the nature and duration of works to be undertaken, and the name and address of a responsible person, to whom enquiries/complaints should be directed.

2. If you alter your proposals in any way, including to comply with the Building Regulations, a further planning application may be required. If you wish to deviate in any way from the proposals shown on the approved drawings you should contact the Development Control Section, Planning Services, Floor 3, County Hall, Guildhall Road, Northampton, NN1 1AX (Tel: 01604 366700) for advice on the appropriate procedure.

3. The applicant is advised that the erection of new buildings or alterations to existing buildings should comply with the Building Regulations. This permission is NOT a consent under the Building Regulations for which a separate application should be made.

4. The applicant’s attention is drawn to the protection given to breeding birds under the Wildlife and Countryside Act 1981. To avoid contravening the relevant provisions of the Act it would be advisable to avoid carrying out any work that might damage an active nest during the bird breeding season (March to September inclusive) or to ensure that an appropriate inspection is undertaken by a competent person to ensure that no breeding birds will be adversely affected.

Positive and Proactive Statement

In determining this planning application, the County Planning Authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application by liaising with

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consultees, respondents and the applicant/agent and discussing changes to the proposal where considered appropriate or necessary. This approach has been taken in accordance with the requirement in the NPPF, as set out in the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012.

Date: 18th July 2016

Signed

For Assistant Director of Environment, Planning and Transport

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